



*11-17-11*

## **RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS**

**Wednesday, November 16, 2011**

**1:30 PM**

**1000 Throckmorton  
City Council Chamber**

**2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

### **BOARD MEMBERS:**

Johanna McCully-Bonner (Alternate)	_____ P
Ronald R. Shearer	_____ P
Barbara Worthley	_____ P
Jerry Tinkle, Chair	_____ P
Marlene Beckman (Alternate)	_____ P
Clifford (Carl) Logan, Vice Chair	_____ P
Wade Chappell	_____ A
James Hill (Alternate)	_____ P
Shirley Bryant	_____ P
Victoria E. Bargas	_____ P

### **I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber**

- A. Elections of Officers**
- B. Review of Cases on Today's Agenda.**
- C. Review of the Annual Report.**

### **II. 1:30 P.M. PUBLIC HEARING Council Chamber**

- A. Approval of Minutes of the October 19, 2011 Hearings**

**APPROVED**

**5-4**

### **ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

### **Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



**B. Translation Cases:**

1. **BAR-11-244**                      **JUVENCIO & MARIA ALMARAZ**                      **CD8**  
1612 Avenue D  
  
a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of storage shed approximately eleven feet three inches (11'3") instead of the maximum allowed eight (8) feet in height, excessive by approximately three feet three inches (3'3").  
**APPROVED 9/0**
  
2. **BAR-11-246**                      **ROBERTO CALDERONE AND A. ESQUIVE**                      **CD5**  
3041 Bright Street  
  
a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a four (4) foot solid wood fence in the projected front yard.  
**APPROVED 9/0**  
  
b. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.  
**APPROVED 9/0**
  
3. **BAR-11-249**                      **FRANCISCO FERRER VALDEZ**                      **CD5**  
4228 Baylor Street  
  
a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.  
**APPROVED 9/0**



4. **BAR-11-257**

**ELIAS CHAVARRIA, by Perla Chavarria**  
1318 Homan Avenue

**CD2**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport in the front yard where none is allowed.

**CONTINUED TO DECEMBER 21, 2011 9/0**

- b. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a five (5) foot wrought iron fence in the front yard.

**CONTINUED TO DECEMBER 21, 2011 9/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a front yard carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

**CONTINUED TO DECEMBER 21, 2011 9/00**

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six foot eight inch (6'8") wrought iron fence instead of the maximum allowed four (4) feet in height, excessive by approximately two feet eight inches (2'8").

**CONTINUED TO DECEMBER 21, 2011 9/0**

- e. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six foot eight inch (6'8") wrought iron fence in the Public Open Space Easement (P.O.S.E.).

**CONTINUED TO DECEMBER 21, 2011 9/0**

5. **BAR-11-260**

**ANTONIO TEJEDA**  
4006 Avenue H

**CD8**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of the land for large animals on a lot that is approximately twenty one thousand two hundred (21,200) square feet in area instead of the required one half acre. **STIPULATING ONE (1) LARGE ANIMAL.**

**APPROVED 9/0**

**C. Continued Cases:**

1. **BAR-11-236**

**SERGIO AND ROBYN ANAYA**  
1812 Spicewood Trail

**CD6**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an enclosed garage eliminating the one (1) parking space behind the front building line.

**APPROVED 9/0**



**2. BAR-11-237**

**JOSE M. STEWART**  
4913 Foard Street

**CD8**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid fence in the projected front yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the allowed four (4) foot solid fence excessive by approximately two (2) feet.

**APPROVED 9/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage where only one (1) garage is allowed.

**WITHDRAWN 9/0**

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage carport that encroaches approximately fifteen (15) feet into the required twenty (20) foot projected front yard, creating an approximate five (5) foot front yard.

**APPROVED 9/0**

**3. BAR-11-240**

**ROGER & JANET JACKSON, by Johnathan Killebrew**  
5001 & 5005 Bryce Avenue

**CD7**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence encroaching approximately five (5) feet into the required thirty-one (31) foot front yard setback, creating an approximate twenty-six (26) foot front yard.

**CONTINUED TO DECEMBER 21, 2011 9/0**

**D. New Cases:**

**1. BAR-11-245**

**TIFFANY GROUP LLP, by Gregory Phillips Sr.**  
4213 Carmel Avenue

**CD5**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a front yard carport in the front yard.

**APPROVED 9/0**

**2. BAR-11-247**

**JOHN AND MARGARET BALL**  
4152 Anita Avenue

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately ten (10) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately two (2) feet.

**APPROVED 9/0**



3. **BAR-11-248**

**JUAN G. ARRIOLA**  
3112 Ray Simon Drive

**CD2**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport encroaching approximately three (3) feet into the required five (5) foot side yard setback, creating an approximate two (2) foot side yard.

**APPROVED 9/0**

4. **BAR-11-250**

**RONALD J AND MARI SZYBOWICZ**  
1659 Watson Road W.

**CD8**

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a four (4) foot solid wood fence in the front yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

**APPROVED 9/0**

5. **BAR-11-251**

**DONNA AND JOSEPH BOGASKI**  
208 Verna Trail N.

**CD7**

- a. Request a **VARIANCE** in an "A-21" One-Family District to permit the construction of a second garage where only one (1) garage is allowed.

**APPROVED 9/0**

6. **BAR-11-252**

**ROBERT AND ERIN FOUST**  
5012 Morris Avenue

**CD8**

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.

**APPROVED 9/0**

7. **BAR-11-253**

**KENT J. AND MARGARET LISENBY**  
3808 Candlelite Court

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition to the main residence encroaching approximately two (2) feet into the required five (5) foot side yard setback, creating an approximate three (3) foot side yard.

**APPROVED 9/0**

8. **BAR-11-254**

**VOID**



**9. BAR-11-255**

**JOHN B. AND TALLEY SCOTT**  
4001 Hildring Drive E.

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage where only one (1) garage is allowed.

**APPROVED 9/0**

**10. BAR-11-256**

**TED W. AND CAROL J. PATE**  
6251 Sea Meadow Drive

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately eleven feet nine inches (11'9") instead of the maximum allowed eight (8) feet in height, excessive by approximately three feet nine inches (3'9").

**CONTINUED TO DECEMBER 21, 2011 DUE TO NOTICING ERROR 9/0**

**11. BAR-11-258**

**JASON W. KEATHLEY**  
**By Cozart Metal Building Systems (Mark Cozart)**  
616 Verna Trail N.

**CD7**

- a. Request a **VARIANCE** in an "A-21" One-Family District to permit the continued use of a second garage where only one (1) garage is allowed.

**APPROVED 8/0/1**

**12. BAR-11-259**

**DALTON J. HARRELL Sr.**  
5028 Pallas Court

**CD6**

- a. Request a **VARIANCE** in an "R-1" Zero Lot Line/Cluster District to permit the construction of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.

**APPROVED 9/0**

**13. BAR-11-261**

**LEE A. HUGHES**  
2925 Owenwood Drive

**CD3**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence encroaching approximately five (5) feet into the required thirty (30) foot required front yard setback, creating an approximate twenty-five (25) foot front yard.

**APPROVED 9/0**

**III. ADJOURNMENT: 4:10 P.M.**